

CITY OF VANCOUVERSPECIAL COUNCIL - MAY 30, 1974PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, May 30, 1974 at 7:40 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Harcourt, Marzari, Massey, Pendakur and Volrich

ABSENT: Alderman Bowers (Civic Business)
Aldermen Gibson, Hardwick and Rankin
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Northwest corner of East 22nd Avenue
and Slocan Street

An application was received from Mr. J. Konrad to rezone Lot 18, Block F, Section 45, Plan 11660 being property situated on the northwest corner of East 22nd Avenue and Slocan Street. The present zone is C-1 Commercial, the requested zone is RS-1 Family Dwelling District.

The application was approved by the Technical Planning Board and also by the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Volrich,
THAT the application be approved.

- CARRIED UNANIMOUSLY

2. 1922 Ferndale Street

An application was received from Mrs. D. Albrecht to rezone the westerly half of Lot 15, except western 33' and Lot 14 except eastern 33', Block 48, D.L. 184, situated on the south side of Ferndale Street between Victoria and Semlin Drives (commonly known as 1922 Ferndale). The present zone is C-2 Commercial, the requested zone is RS-2 One Family Dwelling District.

The application was approved by the Technical Planning Board and also by the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

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3. Block bounded by Burrard and Pine
Streets, 6th and 7th Avenues

An application was received from Waisman Architectural Group to rezone Block 288, D.L. 526, being the block bounded by Burrard and Pine Streets, and 6th and 7th Avenues. The present zone is RM-3 Multiple Dwelling District and an M-1 Industrial District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - auto dealership not to exceed 50,000 sq. ft.
- warehouse, retail, wholesale
- office
- (b) Floor Space Ratio - not to exceed 3.3.
In computing the floor space ratio the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings measured to the extreme outer limits of the building, except for the following:
 - i) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning are similar to the foregoing, where such floors are below the lowest building grade of the abutting street as established by the City Engineer
 - ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.
- (c) Height - not to exceed 4 storeys nor 70 feet measured from the mean curb level of 6th Avenue to the top of the structure not including minor roof structures containing ventilation or mechanical equipment.

and subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with Vancouver City Planning Commission, the Technical Planning Board having particular regard to the provision of off-street parking, off-street loading, landscaping, roof treatment.
- (2) That no vehicular ingress/egress be allowed off Burrard Street.
- (3) That the westerly 7 feet of Lots 1 and 20 be dedicated for highway purposes and the balance of Block 288 be consolidated into one legal parcel and so registered in the Land Registry Office.

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Block bounded by Burrard and Pine
Streets, 6th and 7th Avenues (continued)

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendation of the Technical Planning Board.

Mr. A. Waisman, on behalf of the applicant, expounded on the proposed development and answered questions from Council on this matter.

MOVED by Ald. Harcourt,

THAT the application be approved subject to the conditions of the Technical Planning Board.

- CARRIED UNANIMOUSLY

4. South-west corner of School Avenue
and Tyne Street

An application was received from Mr. R. W. Wilding on behalf of the Calling Foundation to rezone Lot 2, Block B of Block 21, D.L. 50 being the south-west corner of School Avenue and Tyne Street. The present zone is RS-1 One Family Dwelling District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - senior citizens dwelling units, personal care units and uses customarily accessory thereto.
- (b) Floor Space Ratio - not to exceed 1.0.
In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:
 - (i) areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.
 - (ii) balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

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South-west corner of School Avenue
and Tyne Street (continued)

- (c) Height - not to exceed three storeys
nor 35 feet measured from the average
street elevation on School Avenue
established by the City Engineer not
including minor roof structures containing
ventilation or mechanical equipment.

And subject also to the following:

- (1) The detailed scheme of development to be
first approved by the Technical Planning
Board after advice from the Urban Design
Panel and consultation with the City
Planning Commission, the Technical Planning
Board having particular regard to overall
design, treatment of open space, landscaping,
adequate provision for suitable service
areas including ambulance, loading and
refuse.
- (2) All parking, loading, ambulance and
service areas to have acceptable ingress/
egress with no vehicular ingress/egress
from 43rd Avenue. Such surface areas
to be adequately screened, paved and
lighted.
- (3) Parking provided at a ratio of one space
for every 6 personal care units and one
space for every 6 senior citizens dwelling
units.

Should the above conditions not be
complied with by the owners in order to
permit enactment by Council of the amending
by-law within 180 days from this (Public
Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning
Commission who endorsed the recommendation of the Technical Planning
Board.

Mrs. F. Norris, 3320 School Avenue, spoke to this application,
raising concerns with respect to the future widening of School Avenue
and also the matter of increasing use of School Avenue by automobiles
and the possible traffic hazards to residents of the area and of the
proposed senior citizens housing development.

Mr. R. W. Wilding, on behalf of the applicant, illustrated by
means of slides, the proposed design and land-scaping of the develop-
ment.

MOVED by Ald. Harcourt,

THAT the application be approved subject to the conditions of
the Technical Planning Board.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,

THAT the City Engineer report back to Council on the possibility
of widening School Avenue in the area adjacent to the proposed devel-
opment and also on the matter of traffic problems in the area, with
particular reference to the proposed senior citizens development and
the surrounding streets.

- CARRIED UNANIMOUSLY

5. South-east corner of First Avenue
and Garden Drive

An application was received from Leung Chun Kwong and Leong Fuell Chew, 6088 Fremlin Street, to rezone Lots D, E, F, and G, Block 141, D.L. 264A being the south-east corner of First Avenue and Garden Drive. The present zone is RS-1 One Family Dwelling District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - townhouses and uses customarily accessory thereto including underground parking.
- (b) Floor Space Ratio - not to exceed 0.60.
In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:
 - (i) areas of floors used for off-street parking and heating or uses which, in the opinion of the Director of Planning, are similar to the foregoing and where such floors are below the lowest building grade.
 - (ii) balconies, canopies, sun decks, and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.
- (c) Height - not to exceed two storeys and cellar nor 25 feet measured from the curb level established by the City Engineer at any given point along 1st Avenue.

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, provision and treatment of open space, landscaping, suitable refuse container area, adequate set-backs (similar to the RM-1 District Schedule requirements).
- (2) Off-street parking to be provided underground at a ratio of one parking space for every 725 square feet of gross floor area of all floors of the building.
- (3) That Lots D, E, F, G, Block 141, D.L. 264A be consolidated into one legal parcel and so registered in the Land Registry Office prior to issuance of a development permit.

South-east corner of First Avenue
and Garden Drive (continued)

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board.

Council noted a petition submitted by Mrs. E. Rummel on behalf of 12 residents of the 2300 Block First Avenue North and 2300 Block Second Avenue North, opposing the proposed rezoning. Mrs. Rummel spoke to the matter and expressed concern with the possible increase in the noise level resulting from the proposed development and also the concern that the proposed development would break the view of the surrounding residents. She advised that the residents in the area would favour single family dwelling units being erected on this property.

Mrs. Leung, on behalf of the applicants, also spoke to this matter. It was suggested that the applicant hold discussions with the neighbourhood on the proposed development following which the scheme could be redesigned and further discussions held with the Urban Design Panel and the Planning Department on this proposal.

MOVED by Ald. Volrich,

THAT consideration of this application be deferred to a future Public Hearing to be held within four months from this date.

- CARRIED UNANIMOUSLY

6. North-east corner of Columbia
and Keefer Streets

An application was received from Mrs. B. Leung, Secretary, Vancouver Chinatown Development Association, to rezone Lot 2 of A, Block 14, D.L. 2037 and 196, being the property which abuts the north-east corner of Columbia and Keefer Streets - L-shaped - having a frontage of approximately 60' on Columbia Street and approximately 50' on Keefer Street. The present zone is CM-1 Commercial District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - Main floor: retail stores, restaurant, barber shop or beauty shop, laundromat office
- Upper Floors: dwelling units for senior citizens and uses customarily accessory thereto.

- (b) Floor Space Ratio - not to exceed 3.0.
In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

- (i) Areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens

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North-east corner of Columbia
and Keefer Streets (continued)

locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

- (ii) Balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

- (c) Height - not to exceed 10 storeys nor 100 feet measured from the mean curb level of Keefer Street to the top of the structures not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission.
- (2) The Technical Planning Board in addition to having regard to the design of the building, the treatment of the arcade, the roof levels, shall have particular regard to the provision of suitable off-street parking, including vehicle ingress/egress, one adequate off-street loading bay, and refuse container area.
- (3) That the owners, at their cost, relocate the existing sewer through the subject property to service Lot A, Block 15, D.L. 2037 and 196 through alternative means to the satisfaction of the City Engineer, to allow release of the existing 6' utility easement.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board and further recommended:

- (1) That the detailed scheme of development show appropriate access to the roof garden;
- (2) That the shopping arcade and pedestrian area be excluded from floor space ratio calculations.

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North-east corner of Columbia
and Keefer Streets (continued)

Mrs. Leung, on behalf of the applicant, elaborated on the proposed development for the information of Council.

MOVED by Ald. Pendakur,
THAT the application be approved subject only to those conditions listed by the Technical Planning Board.
- CARRIED UNANIMOUSLY

7. 983 West 17th Avenue

An application was received from Mr. S. Gelfer to rezone Lot 33, Block 496, D.L. 472, Plan 1618, being the property situated on the north side of 17th Avenue east of Oak Street, commonly known as 983 West 17th Avenue. The present zone is RS-2 One Family Dwelling District, the requested zone is RM-3 Multiple Dwelling District.

The application was approved by the Technical Planning Board, subject to the following condition:

- (1) Lots 1 to 4, Lot 33 and the lane north of 17th Avenue adjacent to Lot 33 be consolidated into one parcel.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending by-law within 120 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendation of the Technical Planning Board.

MOVED by Ald. Massey,
THAT the application be approved subject to the condition of the Technical Planning Board.
- CARRIED UNANIMOUSLY

8. North-east corner of Marine Drive
and Main Street

An application was received from Mr. A. R. Cooper, Texaco Canada Ltd., to rezone a portion of Lot M, Block 3, D.L. 313 (formerly Lots 45 and 46) being the property situated at the north-east corner of Marine Drive and Main Street. The present zone is RS-1 One Family Dwelling District, the requested zone is C-1 Commercial District.

The application was approved by the Technical Planning Board subject to prior compliance by the owners with the following condition:

- (1) The detailed scheme of development be first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping of the site, and off-street parking.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

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North-east corner of Marine Drive
and Main Street (continued)

The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board.

MOVED by Ald. Pendakur,

THAT the application be approved subject to the conditions of the Technical Planning Board and the Vancouver City Planning Commission amended as follows:

- (1) The detailed scheme of development be first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping of the site, particularly on the site of the property zoned RS-1 One Family Dwelling District, and off-street parking.

- CARRIED UNANIMOUSLY

(the underlining indicates change)

9. Building Lines - Schedule E - Part I

An application was received from the Director of Planning to amend Schedule E - Building Lines - Part I, to delete the following established building lines:

- (i) 8th Avenue, both sides, from Alma Road to Blanca Street
40'
- (ii) 19th Avenue, both sides, from Oak Street to Cambie Street
40'
- (iii) Discovery Street, both sides, south of 8th Avenue
40'
- (iv) Larch Street, both sides, from 33rd Avenue to
49th Avenue 40'
- (v) Crown Street, both sides, from 10th Avenue to
41st Avenue 40'
- (vi) Marine Crescent (formerly Elm Street), both sides,
from 49th Avenue to S.W. Marine Drive 40'

The application was approved by the Technical Planning Board. The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board and further recommended:

THAT before any action is taken regarding Camosun Street, the Planning Department be requested to supply the Commission with information in regard to any proposed changes to the status of Camosun Street.

MOVED by Ald. Pendakur,

THAT the application of the Director of Planning be approved subject to the conditions of the Vancouver City Planning Commission.

- CARRIED UNANIMOUSLY

10. Building Lines - Schedule E - Part II

An application was received from the Director of Planning to amend Schedule E - Building Lines - Part II, to delete the following established building line:

- (i) Powell Street, south side, from Carrall Street
to Gore Avenue
- and

Powell Street, north side, from Carrall Street
to Gore Avenue

The application was approved by the Technical Planning Board. The application was also approved by the Vancouver City Planning Commission.

MOVED by Ald. Pendakur,

THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

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During consideration of the above matters, Council noted a delegation of residents of the East Hotel, 445 Gore Street, who were present on the matter of Notices to Vacate being given to all residents of this hotel.

MOVED by Ald. Massey,

THAT the delegation from the residents of the East Hotel be heard this date.

- CARRIED UNANIMOUSLY

Mr. Lee, spokesman for the residents, made representation to Council for intervention by Council in this matter. It was noted that the Standing Committee on Social Services currently has this matter before it for consideration and resolution.

The Mayor requested that Alderman Harcourt meet with the owners of the East Hotel to discuss with them the requirements of the new Fire By-law. The Mayor also requested that Alderman Rankin pursue all other matters relating to the East Hotel which have been discussed at previous meetings of the Standing Committee on Social Services.

MOVED by Ald. Pendakur,

THAT the owner of the East Hotel be requested to appear before Council on June 11, 1974 to discuss the matter of Notices to Vacate being given to all residents of this hotel.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,

THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9:35 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of May 30, 1974, adopted on June 11, 1974.

A. Phillips MAYOR

B. T. Little CITY CLERK